



# MEMORANDUM

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DATE: February 15, 2017  
For March 2, 2017 Hearing

TO: Jim Mazzocco  
Zoning Examiner

FROM: Manjeet Ranu, AICP *MR*  
Planning & Development Services  
Director

SUBJECT: REZONING  
PLANNING & DEVELOPMENT SERVICES REPORT  
C9-16-15 – Desert Point 2 – Alvernon Way  
I-1 to R-2 (Ward 5)

**Issue** – This is a request by Paul Nzomo of Coronado Structural Engineering, LLC on behalf of the property owners, Cornerstone Homes of Arizona, to rezone approximately 8.4 acres from I-1 to R-2 zoning. The rezoning site is located approximately 1,500 feet southeast of the intersection of South Alvernon Way and East Benson Highway (see Case Location Map). The rezoning site is the southern portion of a previous rezoning case (C9-04-15) that was never effectuated, and expired on October 4, 2014. The revised preliminary development plan dated January 25, 2017, proposes 42 single family residential units with a mix of one- and two-story homes with a maximum height of 25 feet.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of R-2 zoning, subject to the attached preliminary conditions.

## **Background Information**

**Existing Land Use:** Vacant

## **Zoning Descriptions:**

Existing: I-1 – This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones. Select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted

Proposed: R-2 – This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

## **Surrounding Zones and Land Uses:**

North: Zoned R-2; Vacant

South: Zoned R-1 & R-3; Medium Density Residential

East: Zoned O-3 & Pima County Zoned TR; Vacant (O-3), High Density Residential (PC-TR)

West: Zoned R-1; Pima County Flood Control District Detention Basin

Previous Cases on the Property: The site is the southern portion of a previous rezoning case. Rezoning Case C9-04-15 (Ordinance No.10264) was approved by Mayor and Council on October 4, 2004 to rezone 33.1 acres from C2 & I-1 to R-2. The preliminary development plan, dated June 24, 2004, proposed that the northern portion of the site be developed with 143 one- and two-story single family residential units. The 8.4-acre, southern portion of the site was proposed to be developed with an additional 73 single-family residential units. The conditions of the rezoning case were met for only the northern portion of the site, and the zoning was changed to R-2 with the recordation of a subdivision plat (Book 63 Page 44) on January 25, 2008. However the rezoning conditions for the southern portion were never met and the rezoning expired on October 4, 2014.

Related Cases:

C9-01-31 KB Home – Alvernon Way, I-1 to R-2 – This was a rezoning request to construct 408 one- and two-story single-family residences on 64.6 acres for a density of 6.3 residences per acre located on the northwest corner of Valencia Road and Alvernon Way. On July 2, 2002, Mayor and Council adopted Ordinance No. 9736 and on September 27, 2002, a subdivision plat was recorded, effectuating the requested zoning.

C9-02-31 US Home – Benson Highway, I-1 to R-1 – This was a rezoning request to construct 282 one- and two-story single-family residences on 55 acres for a density of five residences per acre located on the north side of Julian Wash approximately 300 feet north of Benson Highway. On September 2, 2003, Mayor and Council authorized the requested rezoning.

C9-03-19 Jacome – Valencia Road, I-1 to C-1/R-1 This was a rezoning request to construct 64 one-story single-family residences on 13.5 acres for a density of 4.7 residences per acre located on the southwest corner of Valencia Road and Alvernon Way. On April 5, 2004, Mayor and Council authorized the requested rezoning.

Applicant's Request – The applicant proposes to rezone 8.4 acres to R-2 to allow a single-family residential subdivision with 42 one-story and two-story homes at a density of 5 residences per acre.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson*. The rezoning site is located within an existing neighborhood as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. Within existing neighborhoods, *Plan Tucson* calls for maintaining the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability. Urban heat island effects should be

mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.

*Plan Tucson* supports infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. *Plan Tucson* policies protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses. Policies also promote quality and safety in design, compatibility with and adequate buffering of surrounding development, the planting and management of healthy, attractive urban vegetation, and the conservation and enhancement of environmentally sensitive habitat.

Vehicular access to the rezoning site is proposed to connect Antrim Loop to the north and south. The southern portion of Antrim Loop is an existing local road that connects to Alvernon Way, approximately one-half mile south of the intersection of Alvernon Way and Benson Highway. The northern portion of Antrim Loop is currently not yet built, but will directly connect to Alvernon Way approximately 900 feet south of the intersection of Alvernon Way and Benson Highway. Antrim Loop will also have indirect access to Benson Highway through the as yet unbuilt local neighborhood streets.

Alvernon Way is identified as an arterial roadway with a future right-of-way of 120 feet on the *Major Streets and Routes Plan* map. Benson Highway is classified as a medium-volume arterial street with a planned right-of-way of 150 feet on the *Pima County Major Streets Plan* map. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 402 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

### **Design Considerations**

Land Use Compatibility: *Plan Tucson* emphasizes design compatibility of new projects with adjacent land uses. The rezoning site is a residential infill project that is compatible with surrounding residential uses. Surrounding uses to the east are single-story, multi-family residential townhomes. Single-family residences are located to the south of the project area, and are platted for the properties north of the site. Directly west of the site is a Pima County Flood Control detention basin. There is an existing chain link fence that borders the eastern boundary of the rezoning site. Staff recommends a 6' masonry screening wall bordering the eastern boundary of the site adjacent to the multi-family residential development to the east, and preventing vehicular access to Thurban Avenue. The proposed land use will not have a negative effect on the residential and vacant properties that surround the rezoning site. A  $\pm 0.2$ -acre neighborhood park is proposed for the development, and will be located near the northern boundary of the site, between lots 20 and 21 on the revised PDP dated January 25, 2017.

The preliminary development plan indicates that Antrim Loop along with the two proposed cul-de-sacs, Lifeson Place and Limelight Place, will be classified as a 45' public local roadway with a 10'

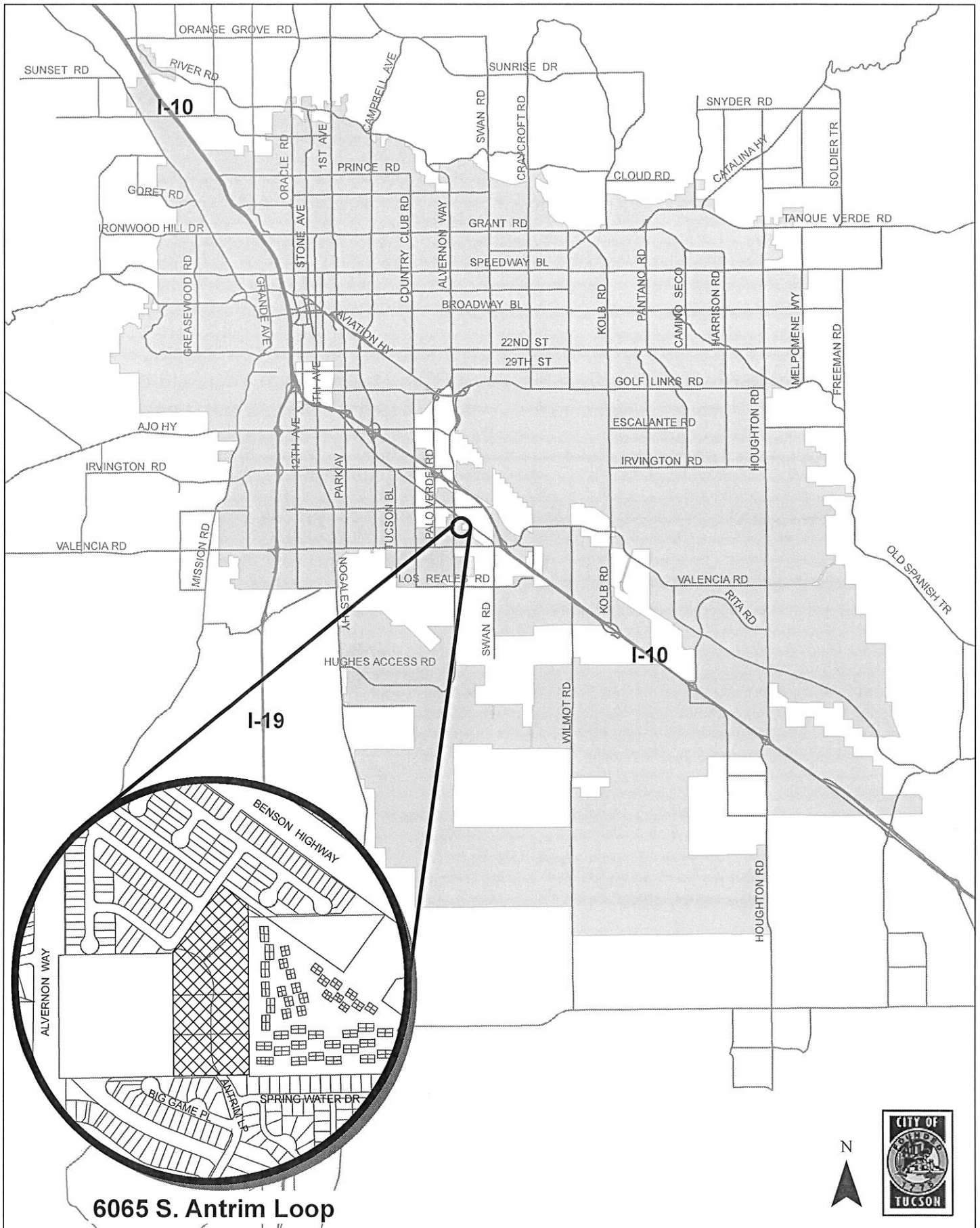
public utility and landscape easement on each side that provides vehicle access and circulation for the development. Antrim Loop will also serve to provide pedestrian connectivity to the adjacent residential developments north and south of the rezoning site. The interior pedestrian circulation system shall include canopy trees that will provide shade over sidewalk areas. Trees should be located within 10 feet of the sidewalk, with a minimum spacing of one tree for every other lot on all interior streets. Sidewalks will be provided along the roadways throughout the proposed development in accordance with UDC and ADA requirements. Parking and vehicular access appears to be adequate, according to the revised PDP.

The Water service for the proposed development will be provided by Ray Water Company. Electrical utility service will be provided by Tucson Electric Power.

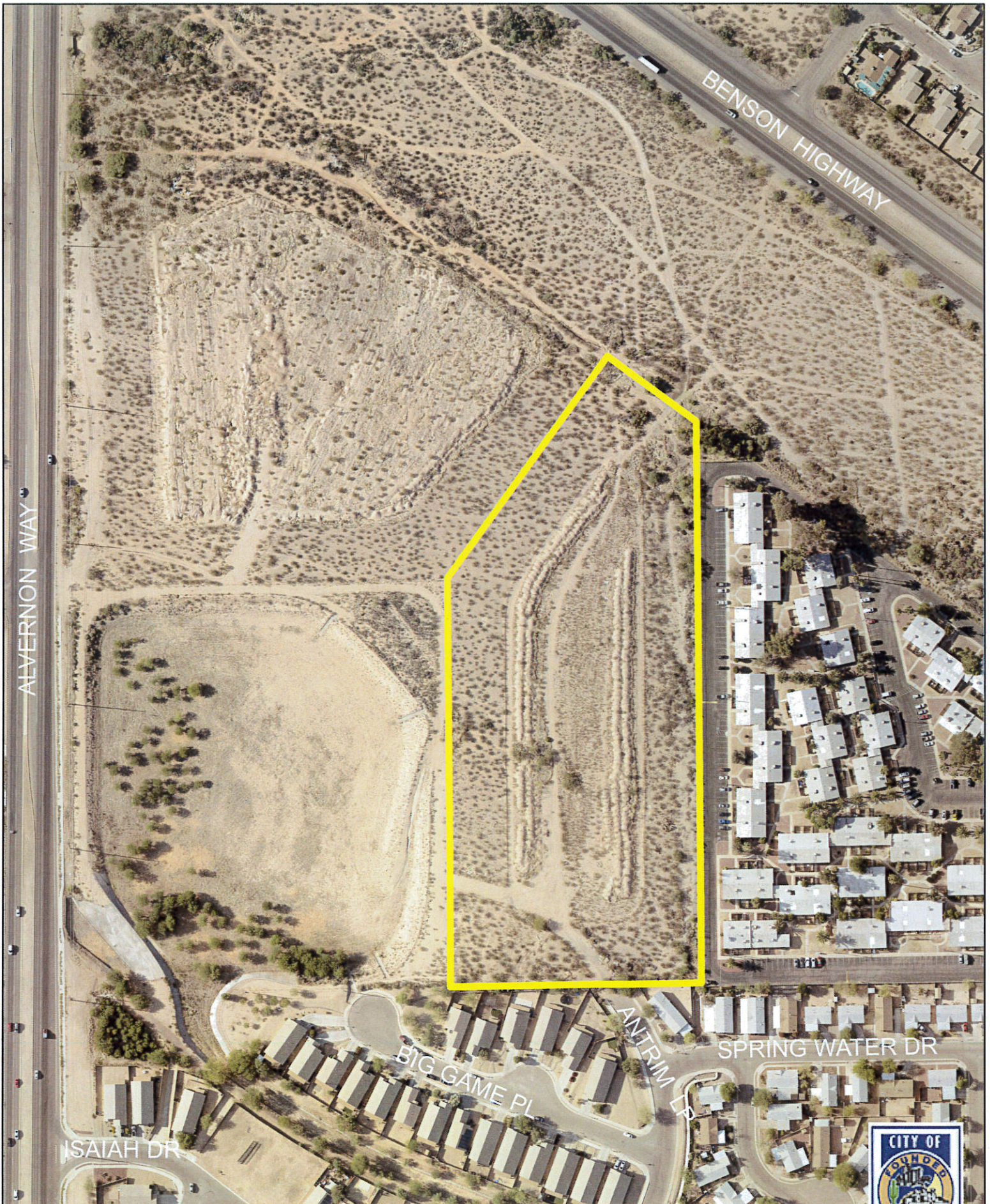
**Conclusion** – The proposed rezoning of the site from I-1 to R-2 is suitable for this location. Subject to compliance with the attached preliminary conditions, approval of the requested R-2 zoning is appropriate.

1. A subdivision plat in substantial compliance with the preliminary development plan dated January 25, 2017 and the Design Compatibility Report, dated December, 2016, is to be submitted and approved in accordance with Section 2-06 of the *Administrative Manual*.
2. The property owner shall execute a waiver of potential claims under A.R.S. Section 12-1134 for this zoning amendment as permitted by A.R.S. 12-1134(I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning and Development Services Department before the item is scheduled for Mayor and Council action.
3. A 6' masonry wall shall be constructed adjacent to the existing residential development along the eastern boundary of the property. The wall shall be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
4. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
5. The areas identified as "Common Area A" shall be depressed six (6) inches and have at least three (3) box trees, and shall be privately maintained. Street drainage shall be routed to this open space/park.
6. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
7. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

# C9-16-15 Desert Point 2 - Antrim Loop







**C9-16-15 Desert Point 2 - Antrim Loop**  
2016 Aerial

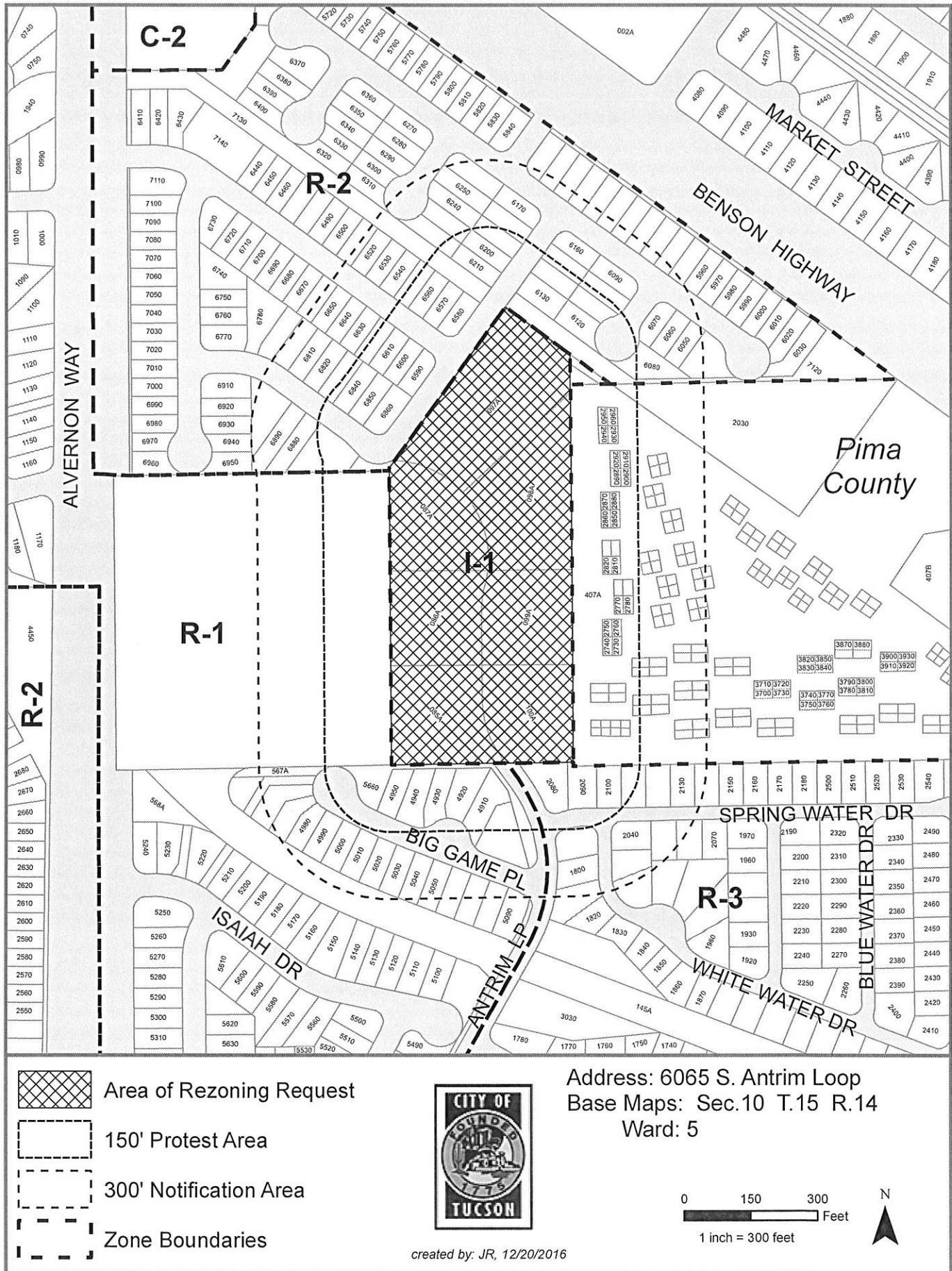
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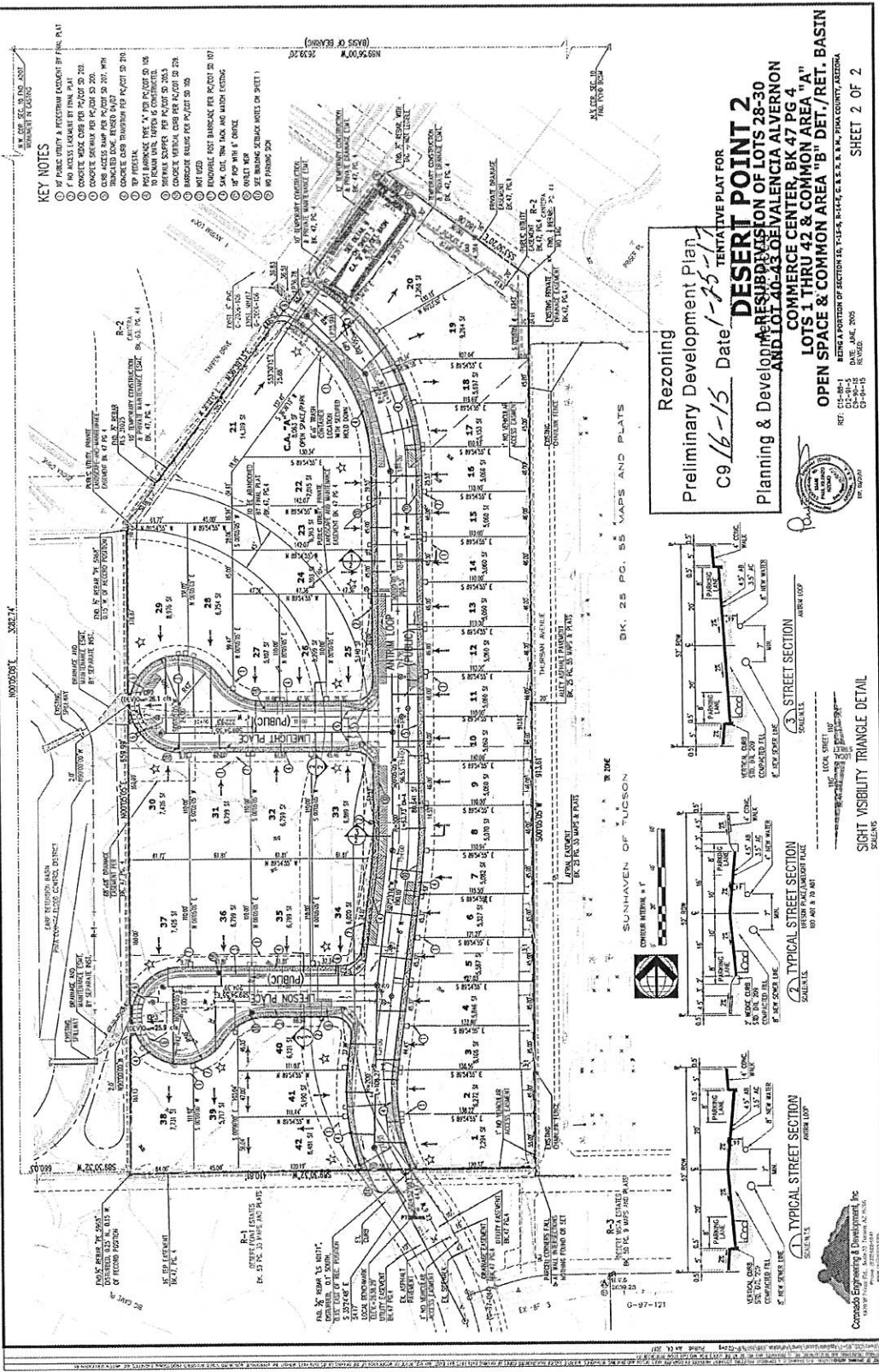
# C9-16-15 Desert Point 2 - Antrim Loop

Rezoning Request: from I-1 to R-2









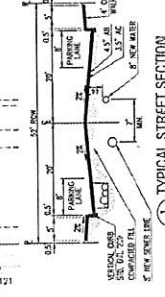
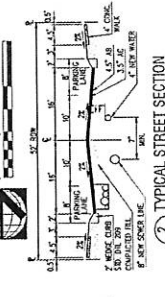
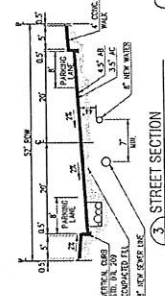
**KEY NOTES**

- 1. IF PUBLIC UTILITY A FUTURE DEVELOPMENT BY FINAL PLAT
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Rezoning  
Preliminary Development Plan  
C9 16-15 Date 1-25-17  
DESERT POINT 2  
Planning & Development  
SUBDIVISION OF LOTS 28-30  
AND LOTS 40-42 DEVALENCIA ALVERNON  
COMMERCIAL CENTER, BK 47 PG 4  
LOTS 1 THRU 42 & COMMON AREA "A"  
OPEN SPACE & COMMON AREA "B" DET./RET. BASIN



SIGHT VISIBILITY TRIANGLE DETAIL



CONCADO ENGINEERING & DEVELOPMENT, INC.

**PUBLIC FACILITIES AND SERVICES REPORT FOR MARCH 2, 2017**  
(as of February 9, 2017)

**C9-16-15 Desert Point 2, I-1 to R-2**

**CITY AGENCIES**

**Planning & Development Services – Engineering:** See attached comments dated 1/26/17  
**Planning & Development Services – Community Design:** See attached comments dated 2/3/17  
**Planning & Development Services – Zoning Review:** See attached comments dated 2/3/17  
**Tucson Water Department:** See attached comments dated 1/3/17.

**No Objections Noted**

**Planning & Development Services – Sign Code**  
**Planning & Development Services – Zoning Enforcement**  
**Community Services – Historic Preservation Officer**  
**Environmental Services**  
**Transportation – Engineering**  
**Transportation – Traffic Engineering**  
**Tucson Fire Department**  
**Tucson Parks and Recreation**  
**Tucson Police Department**  
**Planning & Development Services – Landscape**  
**Office of Conservation & Sustainable Development**

**NON-CITY AGENCIES**

**PAG-TPD:** Estimated traffic generation of proposed development: 402 vehicle trips per day.

**No Objections Noted**

**Arizona Department of Transportation**  
**Pima County Transportation and Flood Control**  
**Pima County Parks and Recreation**  
**Pima County Wastewater**  
**Davis-Monthan Air Force Base**  
**Tucson Electric Power**  
**Tucson Unified School District**

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, at  
<https://www.tucsonaz.gov/PRO/pro/AdvancedSearch.jsp>





## Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

**Approvals and protests must have an owner's signature to be recorded.**

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of  $\frac{3}{4}$  of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: C9-16-15 Desert Point 2, I-1 to R-2  
Ward # 5**

\_\_\_\_\_  
I/We the undersigned property owners, wish to

- ☐ APPROVE the proposed rezoning.  
☐ PROTEST the proposed rezoning.

**Reason:**

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Rezoning Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

TC

Expose this flap - Affix stamp and return

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City of Tucson  
Planning and Development Services  
Department -Rezoning Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

TC  
IMPORTANT REZONING NOTICE ENCLOSED